Transaction Set 811 - Consolidated Service Invoice/Statement

HUD uses Transaction Set (TS) 811 for transmitting the Premium Endorsement Report to mortgagees who have paid Upfront mortgage insurance premiums via Transaction Set 820, Payment Order/Remittance Advice. Within HUD's Upfront Mortgage Insurance Premium trading group, HUD is always the **sender** of transaction set 811; HUD's trading partners are the **receivers**.

HUD's Single Family Insurance Operations Division (SFIOD) has initiated the use of Electronic Data Interchange (EDI) for processing Single Family Upfront Mortgage Insurance Premium payments under Section 203 of the National Housing Act of 1934. SFIOD's objective is to improve the premium payment and reconciliation process to provide better customer service to FHA-approved mortgagees. The elimination of paper-based processes decreases the number of inaccurate and unprocessed premium payments and reduces human interaction with premium data, allowing HUD staff to spend more time on improving customer services.

EDI enables mortgagees - the lenders - to transmit premium payments electronically via an industry-wide standardized format (ANSI X12). In addition to the benefits derived from electronic transmission, EDI provides immediate feedback to lenders on erroneous data transmissions and enables the mortgagees to control and monitor the financial transactions processed on their behalf, thus improving their ability to reconcile their accounts.

EDI also provides a means for HUD to advise mortgagees of errors in payment information and for mortgagees to submit corrections electronically, along with their payment transmissions.

To make premium payments using EDI, mortgagees transmit Transaction Set (TS) 820, Payment Order/Remittance Advice, to HUD's EDI Bank by way of an EDI VAN. TS 820 replaces the hard copy HUD-forms previously used. For each TS 820 transmitted, the Bank sends the mortgagee a TS 997, Functional Acknowledgment, to confirm that the transmission was received, and a TS 824, Application Advice indicating whether or not any errors had occurred in the TS 820. Consolidated Invoice/Statement of Account, TS 811, creates the Premium Endorsement Report (PER) which is transmitted to mortgagees who have paid Upfront Mortgage Insurance Premiums by TS 820 and have elected to receive their PERs via EDI. Each day, the EDI Bank deposits all incoming premium payments into HUD's bank account and forwards the funds from HUD's account to Treasury.

The EDI Bank performs a series of basic edits on the incoming data, before they are passed on to HUD's Single Family Premium Collection Subsystem - Upfront Module (SFPCS-U). These front-end edits improve the quality of the data being transmitted and processed within SFPCS-U. The EDI Bank checks for such items as valid FHA case numbers, Mortgagee IDs, dates, payment cross-footing, and late and interest

calculations. Any failure to pass these edits results in a rejection of the transmission. That rejection is reported to the mortgagee in a TS 824, Application Advice, to specify the errors found. The mortgagee responds by transmitting a new TS 820 with the correct data. The EDI Bank also sends a TS 824 indicating no errors were found if the TS 820 was submitted correctly.

After the TS 820 transmission passes the EDI Bank edits, the data is summarized and passed on to HUD's application system where it is subjected to further edits. Any errors detected by HUD's SFPCS-U are reported to the mortgagee via PER. If the mortgagee has elected to receive the PER via EDI, a TS 811 will be sent. For upfront premiums the mortgagee responds to HUD's edits by transmitting a TS 820 containing correction data along with any new premium payments.

If two attempts to collect funds from the mortgagee's bank resulted in an insufficient fund (NSF) transaction, the EDI Bank will transmit a Financial Return Notice, TS 827, to HUD. HUD will then convey this information to the mortgagee via PER TS 811.

This section of the Implementation Guide contains instructions for implementing TS 811 along with sample business scenarios and complete mapping documents for TS 811, TS 820, and TS 824 are presented on the following pages. Additional adjunct transaction sets, such as TS 997, which may used for more than one transaction set are found in Appendix D.

Transmission Notes for Transaction Set 811

To successfully receive transaction set 811, the following data format should be reviewed.

Data Element	Format
Monetary Amount	1200.00
Netting Authorization Number	11111YYYYMMDD
FHA Case Number	1234567896

Business Scenario

A business scenario is provided below to illustrate the construct of a transaction set 811 transmission. It provides a Premium Endorsement Report (PER) from HUD to a lender and contains information about premium payments, late charge payments, and a flag to indicate that an interest penalty is due. In addition, the PER transmits message codes to inform the lender of corrections required to data submitted.

The following business scenario shows the use of transaction set 811 by HUD to provide a mortgagee with a Premium Endorsement Report (PER) which indicates the presence of errors, late charge and/or interest due.

While the following example presents only one PER, each HL 9 Level/LX loop will transmit a PER for a separate FHA Case Number.

The following table provides each line of the EDI transmission that corresponds to the above business scenario. An explanation of each line is also included as a part of the table.

EDI Transmission Data	Explanation
ST*811*0001 $^N/_L$	**811** indicates Transaction Set 811; **0001** is the Control Number.
BIG*960202*PER*****RP $^N/_L$	**960202** indicates that the date is Feb. 2, 1996; **PER** is used to satisfy the segment requirement for an invoice number; the next four data elements are skipped; **RP** indicates that the transaction type is "reporting."
	Optional segments 1/030 through 1/090 are not used.
N1*PE*HUD Lender Assistance Section $^N/_L$	**PE** indicates the entity is the payee; **HUD Lender Assistance Section** is the payee's name.
	Optional segments 1/110 through 1/130 are skipped.
N1*PR*RIVERDALE BANK*PI*1111155555 $^N/_L$	**PR** indicates that the entity is the payer; **RIVERDALE BANK** is the name of the payer; **PI** indicates that the identifying number is a servicing mortgagee number; **1111155555** is the number.
	Optional N2 segment at 1/110 is skipped.
N3*25 SHADYSIDE RD $^N/_L$	**25 SHADYSIDE RD** is the mortgagee's street address.
N4*WYNDHAM*CT*50791 $^N/_L$	**WYNDHAM** is the city; **CT** is the state; **50791** is the ZIP code.
HL*1**1*1 $^N/_L$	**1** indicates the first occurrence of the HL segment; since this is the first hierarchical loop the data element indicating the presence of a parent is skipped; **1** is the number of the hierarchical loop level and indicates that the context is Service Provider; **1** indicates that this hierarchical loop has a subordinate loop. This is a required hierarchical level.
	Optional segments from 2/020 to 2/100 are skipped.
NM1*MH*2*HUD $^N/_L$	**MH** indicates Mortgage Insurer; **2** indicates a nonperson entity; **HUD** indicates U.S. Dept. of Housing and Urban Development.
	No further data need be entered at this hierarchical level unless address information for HUD is desired.
HL*2*1*4*1 $^N/_L$	**2** indicates the second use of the HL segment; **1** indicates that hierarchical loop 1 is the parent loop to which this loop is subordinate; **4** indicates the context is Group of Charges; **1** indicates that this hierarchical loop has a subordinate loop. This is a required hierarchical level.
	Optional segments from position 2/020 to 2/200 are skipped.

EDI Transmission Data	Explanation
IT1**1*M4*20.00 $^{N}/_{L}$	The first data element is skipped. **1** indicates quantity invoiced (at HL 4 this has the meaning of "one invoice"); **M4** indicates monetary value; **20.00** indicates unit price (the meaning at HL 4 is "for this group," i.e. the total of all line items) is $20.00.
	Optional segments at 2/220 through 2/730 are skipped.
HL*3*4*9*0 $^{N}/_{L}$	**3** indicates the third use of the HL segment; **4** indicates that hierarchical level 4 is the parent loop to which this loop is subordinate; **9** is the number of the current hierarchical level and indicates the context is Line Detail; **0** indicates that this hierarchical loop has no subordinate loop.
LX*1 $^{N}/_{L}$	**1** indicates the first use of the LX loop. (Each HL 9/LX loop will transmit data for an FHA Case Number.)
	Optional segments from position 2/025 through 2/045 are not used.
REF*YU*8383838383 N/L	YU, Payor Identification, is used to indicate the Remitting Mortgagee ID; 8383838383 is the number.
REF*Z8*1234567896 $^{N}/_{L}$	**Z8** indicates FHA Case No.; **1234567896** is the number.
REF*YA*0000000333 $^{N}/_{L}$	**YA** indicates Prior Certificate Number and is used for the Refi Case No.
REF*BB*13131YYYYMMDD $^{N}/_{L}$	**BB** indicates Authorization Number and is used for the Refi Authorization Number; **13131YYYYMMDD** is the 13-digit number.
AMT*BD*20.00 $^{N}/_{L}$	**BD** indicates Balance Due and is used for Late Charge Due; **20.00** is the amount $20.00. This is a pre-endorsement amount. Either pre-endorsement amounts due or post-endorsement amounts due are transmitted here, but not both. Post-endorsement amounts are Total Accounts Receivable Premium (code P6, Premium Due) and Total Accounts Receivable Late and Interest (code PJ, Past Due).
DTM*146*950713***19 $^{N}/_{L}$	**146** indicates Closing Date; **950713** is the date July 13, 1995; the next two data elements are skipped; **19** indicates the century.
	Optional segments from position 2/080 through 2/660 are not used.
III***A7*ZZZZZ $^{N}/_{L}$	The first two data elements are skipped. **A7** indicates Source of Data; **ZZZZZ** is the Schedule Number. (An III segment with a Schedule Number indicates that the DTP and AMT segments that follow transmit Payment History information.)
DTP*050*D8*19950630 $^{N}/_{L}$	**050** indicates Received and is used to indicate the payment date; **D8** indicates that the date format is

EDI Transmission Data	Explanation
	CCYYMMDD; **19950630** is the date June 30, 1995.
AMT*P3*1000.00 $^N/_L$	**P3** indicates Premium Amount and is used for Premium Received; **1000.00** is $1000.00.
AMT*P*10.00 $^N/_L$	**P** indicates Penalty and is used to indicate Late Charge Received; **10.00** is $10.00.
AMT*I*10.00 $^N/_L$	**I** indicates Interest and is used for Interest Charge Received; **10.00** is $10.00.
AMT*KL*1020.00 $^N/_L$	**KL**, Collected Amount, is used to indicate payment total; **1020.00** is $1,020.00.
	Optional segments from position 2/700 through 2/730 are not used. A new III loop is begun for each payment date/schedule number.
III***A7*12345 $^N/_L$	The first two data elements are skipped. **A7** indicates Source of Data; **12345** is the Schedule No. (An III segment with a Schedule Number indicates that the DTP and AMT segments that follow transmit Payment History information.)
DTP*050*D8*19950713 $^N/_L$	**050** indicates Received and is used to indicate the payment date; **D8** indicates that the date format is CCYYMMDD. **19950713** is the date July 13, 1995.
AMT*P3*1200.00 $^N/_L$	**P3** indicates a Premium Amount and is used for Premium Received; **1200.00** is $1200.00.
AMT*P*120.00 $^N/_L$	**P** indicates Penalty and is used for Late Charge Received; **120.00** is $120.00.
AMT*I*10.00 $^N/_L$	**I** indicates Interest and is used for Interest Received; **10.00** is $10.00.
AMT*KL*1330.00 $^N/_L$	**KL**, Amount Collected, is used to indicate the total payment; **1330.00** is $1330.00.
III***A7*SUM $^N/_L$	**A7** indicates Source of Data; **SUM** indicates Summary. (An III segment with the letters SUM indicates that the date and amount segments that follow correspond to the Remittance Summary area of the **PER**.)
DTP*045*D8*19950814 $^N/_L$	**045** indicates Endorsement Date; **D8** indicates that the date format is CCYYMMDD; **19950814** is the date August 14, 1995.
AMT*SB*65000.00 $^N/_L$	**SB** indicates Stated Amount, used to indicate Total Endorsement Amount; **65000.00** is $65,000.00.
AMT*RC*120.00 $^N/_L$	**RC** indicates Refund Check and is used for Total Refunded Amount; **120.00** is $120.00.
AMT*BM*200.00 $^N/_L$	**BM** Adjustments is used for Total Adjusted Amount; **200.00** is $200.00.
AMT*PD*0 $^N/_L$	**PD** indicates Credit and is used for Total Refinance Credit

EDI Transmission Data	Explanation
	Amount Available. (NOTE: Included to show available code. Zero amounts will not be transmitted.)
AMT*AD*0 $^{N}/_{L}$	**AD** indicates Adjusted Total and is used for Total Premium Available. (NOTE: Included only to show available code. Zero amounts will not be transmitted.)
	The optional PCT segment at 2/700 is skipped.
LQ**ICN $^{N}/_{L}$	The first data element is skipped. **ICN** is a HUD code indicating "Invalid Case Number."
	The optional AMT and PCT segments of the LQ loop are not used.
III**A7*SUM $^{N}/_{L}$	**A7**, indicates Source of Data; **SUM** indicates Summary. (An III segment with the letters SUM indicates that the date and amount segments that follow correspond to the Remittance Summary of the PER.) This second iteration of the segment continues the Remittance Summary data for the case.
	The optional DTP segment at position 2/680 is not used.
AMT*TP*2200.00 $^{N}/_{L}$	**TP**, Total Payment Amount, is used to indicate Total Premium Received; **2200.00** is $2200.00.
AMT*FO*130.00 $^{N}/_{L}$	**FO**, Fees Paid, is used to indicate Total Late Charges Received; **130.00** is $130.00.
AMT*TX*20.00 $^{N}/_{L}$	**TX**, Total to Date, is used to indicate Total Penalty Interest Received; **20.00** is $20.00.
	The remaining segments of this iteration of the III loop are not used.
TDS*20.00 $^{N}/_{L}$	**20.00** is used to indicate the total monetary amount. It is equal to the amount in the IT1 segment at HL 4.
	Optional segments from position 3/020 to 3/110 are skipped.
SE*44*0001 $^{N}/_{L}$	**44** is the total number of segments transmitted; **0001** is the Control Number.

Transaction Set 811 Outline

The following pages contain the 811 transaction set outline.

Transaction Set 811 - Consolidated Service Invoice/Statement

Functional Group ID=CI

Introduction:

This Draft Standard for Trial Use contains the format and establishes the data contents of the Consolidated Service Invoice/Statement Transaction Set (811) for use within the context of an Electronic Data Interchange (EDI) environment. This transaction set provides for the billing or reporting of complex and structured service invoice/statement detail. This standard can be used by organizations who are interested in sending or receiving either consolidated or standalone invoices for service arrangements which require processing other than that done for the typical product invoice. The Consolidated Service Invoice/Statement can be used as a credit/debit memo to differentiate between payable invoice items and information-only memo items. This transaction set should not be used as a standalone notification of a credit/debit adjustment.

Heading:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
Must Use	010	ST	Transaction Set Header	M	1		
Must Use	020	BIG	Beginning Segment for Invoice	M	1		
Not Used	030	NTE	Note/Special Instruction	O	100		
Not Used	040	CUR	Currency	O	1		
Not Used	050	REF	Reference Identification	O	>1		
Not Used	060	PER	Administrative Communications Contact	O	3		
Not Used	070	ITD	Terms of Sale/Deferred Terms of Sale	O	5		
Not Used	080	DTM	Date/Time Reference	O	10		
Not Used	090	TXI	Tax Information	O	>1		
			LOOP ID - N1			>1	
	100	N1	Name	O	1		
	110	N2	Additional Name Information	O	2		
	120	N3	Address Information	O	2		
	130	N4	Geographic Location	O	1		
Not Used	140	REF	Reference Identification	O	12		
Not Used	150	PER	Administrative Communications Contact	O	3		
Not Used	155	DMG	Demographic Information	O	1		
			LOOP ID - FA1			>1	
	170	FA1	Type of Financial Accounting Data	O	1		
Must Use	180	FA2	Accounting Data	M	>1		

Detail:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
			LOOP ID - HL			>1	

Must Use	010	HL	Hierarchical Level	M	1		n1
			LOOP ID - LX			>1	
	020	LX	Assigned Number	O	1		
Not Used	025	VEH	Vehicle Information	O	1		
Not Used	030	SI	Service Characteristic Identification	O	8		
Not Used	040	PID	Product/Item Description	O	200		
Not Used	045	MEA	Measurements	O	20		
	050	REF	Reference Identification	O	>1		
	060	AMT	Monetary Amount	O	5		
	070	DTM	Date/Time Reference	O	8		
Not Used	080	TXI	Tax Information	O	>1		
			LOOP ID - QTY			10	
Not Used	090	QTY	Quantity	O	1		
Not Used	100	SI	Service Characteristic Identification	O	1		
			LOOP ID - NM1			1	
	110	NM1	Individual or Organizational Name	O	1		n2
Not Used	120	N2	Additional Name Information	O	2		
Not Used	130	N3	Address Information	O	2		
Not Used	140	N4	Geographic Location	O	1		
Not Used	150	REF	Reference Identification	O	2		
Not Used	160	PER	Administrative Communications Contact	O	>1		
Not Used	170	TXI	Tax Information	O	>1		
Not Used	175	DMG	Demographic Information	O	1		
			LOOP ID - ITA			>1	
Not Used	180	ITA	Allowance, Charge or Service	O	1		
Not Used	190	DTM	Date/Time Reference	O	1		
Not Used	200	TXI	Tax Information	O	>1		
			LOOP ID - IT1			999999	
	210	IT1	Baseline Item Data (Invoice)	O	1		n3
Not Used	220	SI	Service Characteristic Identification	O	2		
Not Used	230	PID	Product/Item Description	O	200		
Not Used	235	MEA	Measurements	O	20		
Not Used	240	INC	Installment Information	O	1		
Not Used	250	TXI	Tax Information	O	>1		
Not Used	260	REF	Reference Identification	O	8		
Not Used	270	DTM	Date/Time Reference	O	10		
Not Used	280	MSG	Message Text	O	>1		
Not Used	285	AMT	Monetary Amount	O	1		
			LOOP ID - QTY			>1	
Not Used	290	QTY	Quantity	O	1		
Not Used	300	SI	Service Characteristic Identification	O	1		
			LOOP ID - ITA			10	
Not Used	310	ITA	Allowance, Charge or Service	O	1		
Not Used	320	DTM	Date/Time Reference	O	1		
Not Used	330	TXI	Tax Information	O	>1		
			LOOP ID - NM1			>1	
Not Used	340	NM1	Individual or Organizational Name	O	1		
Not Used	350	N2	Additional Name Information	O	2		
Not Used	360	N3	Address Information	O	2		
Not Used	370	N4	Geographic Location	O	1		
Not Used	380	PER	Administrative Communications Contact	O	3		
Not Used	385	NX2	Location ID Component	O	>1		n4

Not Used	387	DMG	Demographic Information	O	1		
			LOOP ID - SLN			>1	
Not Used	390	SLN	Subline Item Detail	O	1		n5
Not Used	400	SI	Service Characteristic Identification	O	2		
Not Used	410	PID	Product/Item Description	O	200		
Not Used	415	MEA	Measurements	O	20		
Not Used	420	CUR	Currency	O	1		
Not Used	430	INC	Installment Information	O	1		
Not Used	440	ITA	Allowance, Charge or Service	O	10		
Not Used	450	TXI	Tax Information	O	>1		
Not Used	460	REF	Reference Identification	O	>1		
Not Used	470	PER	Administrative Communications Contact	O	3		
Not Used	480	DTM	Date/Time Reference	O	10		
Not Used	490	AMT	Monetary Amount	O	15		
Not Used	500	MSG	Message Text	O	>1		
			LOOP ID - QTY			>1	
Not Used	510	QTY	Quantity	O	1		
Not Used	520	SI	Service Characteristic Identification	O	1		
			LOOP ID - NM1			>1	
Not Used	530	NM1	Individual or Organizational Name	O	1		
Not Used	540	N2	Additional Name Information	O	2		
Not Used	550	N3	Address Information	O	2		
Not Used	560	N4	Geographic Location	O	1		
Not Used	570	REF	Reference Identification	O	8		
Not Used	580	PER	Administrative Communications Contact	O	3		
Not Used	585	DMG	Demographic Information	O	1		
			LOOP ID - TCD			>1	
Not Used	590	TCD	Itemized Call Detail	O	1		n6
Not Used	600	SI	Service Characteristic Identification	O	2		
Not Used	610	TXI	Tax Information	O	>1		
Not Used	615	ITA	Allowance, Charge or Service	O	>1		
			LOOP ID - QTY			>1	
Not Used	617	QTY	Quantity	O	1		
Not Used	618	SI	Service Characteristic Identification	O	1		
			LOOP ID - USD			>1	
Not Used	620	USD	Usage-Sensitive Detail	O	1		n7
Not Used	625	SI	Service Characteristic Identification	O	2		
Not Used	630	ITA	Allowance, Charge or Service	O	2		
Not Used	640	TRF	Rating Factors	O	18		
			LOOP ID - QTY			>1	
Not Used	650	QTY	Quantity	O	1		
Not Used	660	SI	Service Characteristic Identification	O	1		
			LOOP ID - III			>1	
	670	III	Information	O	1		
	680	DTP	Date or Time or Period	O	5		
	690	AMT	Monetary Amount	O	5		
Not Used	700	PCT	Percent Amounts	O	5		
			LOOP ID - LQ			>1	
	710	LQ	Industry Code	O	1		
Not Used	720	AMT	Monetary Amount	O	5		
Not Used	730	PCT	Percent Amounts	O	5		
			LOOP ID - FA1			>1	

	Pos. No.	Seg. ID	Name			
Not Used	740	FA1	Type of Financial Accounting Data	O	1	
Not Used	750	FA2	Accounting Data	M	>1	

Summary:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
Must Use	010	TDS	Total Monetary Value Summary	M	1		
			LOOP ID - ITA			>1	
Not Used	020	ITA	Allowance, Charge or Service	O	1		
Not Used	030	DTM	Date/Time Reference	O	1		
Not Used	035	REF	Reference Identification	O	5		
			LOOP ID - BAL			>1	
Not Used	040	BAL	Balance Detail	O	1		
Not Used	050	DTM	Date/Time Reference	O	1		
			LOOP ID - N1			>1	
Not Used	060	N1	Name	O	1		
			LOOP ID - BAL			>1	
Not Used	070	BAL	Balance Detail	O	1		
Not Used	080	DTM	Date/Time Reference	O	1		
			LOOP ID - ITA			>1	
Not Used	090	ITA	Allowance, Charge or Service	O	1		
Not Used	100	DTM	Date/Time Reference	O	2		
Not Used	102	AMT	Monetary Amount	O	1		
Not Used	103	SI	Service Characteristic Identification	O	2		
Not Used	105	REF	Reference Identification	O	5		
Not Used	106	CUR	Currency	O	1		
			LOOP ID - LX			>1	
Not Used	107	LX	Assigned Number	O	1		
Not Used	108	REF	Reference Identification	O	1		
			LOOP ID - AMT			>1	
Not Used	109	AMT	Monetary Amount	O	1		
Not Used	110	DTM	Date/Time Reference	O	1		
			LOOP ID - ITA			>1	
Not Used	111	ITA	Allowance, Charge or Service	O	1		
Not Used	112	DTM	Date/Time Reference	O	1		
Not Used	115	CTT	Transaction Totals	O	1		n8
Must Use	120	SE	Transaction Set Trailer	M	1		

Transaction Set Notes

1. Valid codes for HL03 to define levels for this transaction set are given below: 1 - Service/Billing Provider (Identifies the Company Providing the Service/Billing) 2 - Billing Arrangement (Identifies a Specific Billing Arrangement) 3 - Sub-billing Arrangement (Identifies a More Detailed Billing Arrangement) 4 - Group (Identifies a Group of Charges on the Bill) 5 - Category (Identifies the Subdivision of the Group) 6 - Subcategory (Identifies a Further Breakdown of the Category) 7 - Type (Identifies a Further Breakdown of the Subcategory) 8 - Charge Detail (Identifies the Lowest Level of Charges within a Billing Arrangement) 9 - Line Detail (Identifies the Supporting Detail Associated with the Charge or Group Level) They must be used in the (hierarchical) order in which they are listed; however, certain levels are optional and may be omitted. At least one occurrence each of the service/billing provider level and group level is required.

2.　　When used for telecommunications billing, the service/billing provider level is defined by the NM1 loop.

3.　　The group level is defined by at least one occurrence of the IT1 loop which may only appear at the group level.

4.　　The NX2 segment is used to convey parsed address information.

5.　　The SLN loop may only appear at the charge detail level.

6.　　The TCD loop may only appear at the line detail level.

7.　　The USD loop may only appear at the line detail level.

8.　　The number of line items (CTT01) is the accumulation of the number of IT1 segments.

Data Mapping Guide

The data mapping guide for TS 811 is based on version 004010 of TS 811, as defined by X12 standard. The guide presents essential information for each of the segments and the constituent data elements.

Segment: **ST** **Transaction Set Header**
Position: 010
Loop:
Level: Heading:
Usage: Mandatory
Max Use: 1
Purpose: To indicate the start of a transaction set and to assign a control number
Syntax Notes:
Semantic Notes: **1**   The transaction set identifier (ST01) used by the translation routines of the interchange partners to select the appropriate transaction set definition (e.g., 810 selects the Invoice Transaction Set).
Comments:
Notes: The ST segment is required each time a Transaction Set is sent.

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
Must Use **ST01**	**143**	**Transaction Set Identifier Code**	**M** **ID 3/3**
		Code uniquely identifying a Transaction Set	
		811 Consolidated Service Invoice/Statement	
Must Use **ST02**	**329**	**Transaction Set Control Number**	**M** **AN 4/9**
		Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set	
		NOTE: The control number is assigned by the sender (HUD). It should be sequential within the functional group to aid in error recovery and research. The control number in the ST segment (ST02) must be identical to the control number in the SE segment (SE02) for each transaction.	

Segment:	**BIG** Beginning Segment for Invoice
Position:	020
Loop:	
Level:	Heading:
Usage:	Mandatory
Max Use:	1
Purpose:	To indicate the beginning of an invoice transaction set and transmit identifying numbers and dates
Syntax Notes:	
Semantic Notes:	**1** BIG01 is the invoice issue date.
	2 BIG03 is the date assigned by the purchaser to purchase order.
	3 BIG10 indicates the consolidated invoice number. When BIG07 contains code CI, BIG10 is not used.
Comments:	**1** BIG07 is used only to further define the type of invoice when needed.
Notes:	The BIG segment is required each time a Transaction Set 811 is sent.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	**BIG01**	373	**Date**	**M**	**DT 8/8**
			Date expressed as CCYYMMDD		
Must Use	**BIG02**	76	**Invoice Number**	**M**	**AN 1/22**
			Identifying number assigned by issuer		
	BIG03	373	**Date**	**O**	**DT 8/8**
			Date expressed as CCYYMMDD		
	BIG04	324	**Purchase Order Number**	**O**	**AN 1/22**
			Identifying number for Purchase Order assigned by the orderer/purchaser		
	BIG05	328	**Release Number**	**O**	**AN 1/30**
			Number identifying a release against a Purchase Order previously placed by the parties involved in the transaction		
	BIG06	327	**Change Order Sequence Number**	**O**	**AN 1/8**
			Number assigned by the orderer identifying a specific change or revision to a previously transmitted transaction set		
	BIG07	640	**Transaction Type Code**	**O**	**ID 2/2**
			Code specifying the type of transaction		
			RP Reporting		
	BIG08	353	**Transaction Set Purpose Code**	**O**	**ID 2/2**
			Code identifying purpose of transaction set		
			00 Original		
	BIG09	306	**Action Code**	**O**	**ID 1/2**
			Code indicating type of action		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	BIG10	76	**Invoice Number**	**O**	**AN 1/22**

Electronic Data Interchange

Identifying number assigned by issuer

Segment:	**N1** Name
Position:	100
Loop:	N1 Optional
Level:	Heading:
Usage:	Optional
Max Use:	1
Purpose:	To identify a party by type of organization, name, and code
Syntax Notes:	**1** At least one of N102 or N103 is required.
	2 If either N103 or N104 is present, then the other is required.
Semantic Notes:	
Comments:	**1** This segment, used alone, provides the most efficient method of providing organizational identification. To obtain this efficiency the "ID Code" (N104) must provide a key to the table maintained by the transaction processing party.
	2 N105 and N106 further define the type of entity in N101.
Notes:	This N1 Segment identifies the sender (HUD) and receiver (TRADING PARTNER).

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	N101	98	**Entity Identifier Code**	**M ID 2/3**
			Code identifying an organizational entity, a physical location, property or an individual	
			HUD is the Payee. The remitting mortgagee is the Payer.	
			PE Payee	
			PR Payer	
	N102	93	**Name**	**X AN 1/60**
			Free-form name	
	N103	66	**Identification Code Qualifier**	**X ID 1/2**
			Code designating the system/method of code structure used for Identification Code (67)	
			PI Payor Identification	
	N104	67	**Identification Code**	**X AN 2/80**
			Code identifying a party or other code	
			For mortgagee, HUD-assigned mortgagee number is shown. For HUD, no number is necessary.	
	N105	706	**Entity Relationship Code**	**O ID 2/2**
			Code describing entity relationship	
			Refer to 004010 Data Element Dictionary for acceptable code values.	

Electronic Data Interchange

N106   **98**   **Entity Identifier Code**   **O   ID 2/3**
Code identifying an organizational entity, a physical location, property
or an individual
Refer to 004010 Data Element Dictionary for acceptable code values.

Segment:	**N2** Additional Name Information
Position:	110
Loop:	N1 Optional
Level:	Heading:
Usage:	Optional
Max Use:	2
Purpose:	To specify additional names or those longer than 35 characters in length
Syntax Notes:	
Semantic Notes:	
Comments:	
Notes:	This N2 segment accommodates additional name information for the sending party (HUD) and receiving party (Trading Partner).

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	**N201**	**93**	**Name**	**M**	**AN 1/60**
			Free-form name		
			Used if additional characters are required.		
	N202	**93**	**Name**	**O**	**AN 1/60**
			Free-form name		

Segment:	**N3** **Address Information**
Position:	120
Loop:	N1 Optional
Level:	Heading:
Usage:	Optional
Max Use:	2
Purpose:	To specify the location of the named party
Syntax Notes:	
Semantic Notes:	
Comments:	
Notes:	This segment is used to provide address information for the sending party (HUD) and the receiving party (Trading Partner).

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**N301**	**166**	**Address Information**	**M AN 1/55**
			Address information	
	N302	**166**	**Address Information**	**O AN 1/55**
			Address information	

Electronic Data Interchange

Segment:	**N4** Geographic Location
Position:	130
Loop:	N1 Optional
Level:	Heading:
Usage:	Optional
Max Use:	1
Purpose:	To specify the geographic place of the named party
Syntax Notes:	1 If N406 is present, then N405 is required.
Semantic Notes:	
Comments:	1 A combination of either N401 through N404, or N405 and N406 may be adequate to specify a location.
	2 N402 is required only if city name (N401) is in the U.S. or Canada.
Notes:	This segment is used to provide the geographical location for the sending party (HUD) and the receiving party (Trading Partner).

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
N401	**19**	**City Name** Free-form text for city name	**O AN 2/30**
N402	**156**	**State or Province Code** Code (Standard State/Province) as defined by appropriate government agency	**O ID 2/2**
N403	**116**	**Postal Code** Code defining international postal zone code excluding punctuation and blanks (zip code for United States)	**O ID 3/15**
N404	**26**	**Country Code** Code identifying the country	**O ID 2/3**
N405	**309**	**Location Qualifier** Code identifying type of location Refer to 004010 Data Element Dictionary for acceptable code values.	**X ID 1/2**
N406	**310**	**Location Identifier** Code which identifies a specific location	**O AN 1/30**

Segment:	**FA1** Type of Financial Accounting Data	
Position:	170	
Loop:	FA1 Optional	
Level:	Heading:	
Usage:	Optional	
Max Use:	1	
Purpose:	To specify the organization controlling the content of the accounting citation, and the purpose associated with the accounting citation	
Syntax Notes:		
Semantic Notes:	1 FA101 Identifies the organization controlling the assignment of financial accounting information.	
	2 FA102 Identifies the purpose of the accounting allowance or charge information.	
Comments:		

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	FA101	559	**Agency Qualifier Code**	M ID 2/2
			Code identifying the agency assigning the code values	
			Refer to 004010 Data Element Dictionary for acceptable code values.	
	FA102	1300	**Service, Promotion, Allowance, or Charge Code**	O ID 4/4
			Code identifying the service, promotion, allowance, or charge	
			Refer to 004010 Data Element Dictionary for acceptable code values.	
	FA103	248	**Allowance or Charge Indicator**	O ID 1/1
			Code which indicates an allowance or charge for the service specified	
			Refer to 004010 Data Element Dictionary for acceptable code values.	

Electronic Data Interchange

Segment: **FA2** Accounting Data
Position: 180
Loop: FA1   Optional
Level: Heading:
Usage: Mandatory
Max Use: >1
Purpose: To specify the detailed accounting data
Syntax Notes:
Semantic Notes:
Comments:

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
Must Use FA201	1196	**Breakdown Structure Detail Code**	M ID 2/2
		Codes identifying details relating to a reporting breakdown structure tree	
		Refer to 004010 Data Element Dictionary for acceptable code values.	
Must Use FA202	1195	**Financial Information Code**	M AN 1/80
		Code representing financial accounting information	

Segment:	**HL** Hierarchical Level
Position:	010
Loop:	HL Mandatory
Level:	Detail:
Usage:	Mandatory
Max Use:	1
Purpose:	To identify dependencies among and the content of hierarchically related groups of data segments
Syntax Notes:	
Semantic Notes:	
Comments:	**1** The HL segment is used to identify levels of detail information using a hierarchical structure, such as relating line-item data to shipment data, and packaging data to line-item data. The HL segment defines a top-down/left-right ordered structure.
	2 HL01 shall contain a unique alphanumeric number for each occurrence of the HL segment in the transaction set. For example, HL01 could be used to indicate the number of occurrences of the HL segment, in which case the value of HL01 would be "1" for the initial HL segment and would be incremented by one in each subsequent HL segment within the transaction.
	3 HL02 identifies the hierarchical ID number of the HL segment to which the current HL segment is subordinate.
	4 HL03 indicates the context of the series of segments following the current HL segment up to the next occurrence of an HL segment in the transaction. For example, HL03 is used to indicate that subsequent segments in the HL loop form a logical grouping of data referring to shipment, order, or item-level information.
	5 HL04 indicates whether or not there are subordinate (or child) HL segments related to the current HL segment.
Notes:	HL 1 and HL 4 will each be used once per transaction set. HL 9 will repeat for each FHA Case No.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	HL01	628	**Hierarchical ID Number** A unique number assigned by the sender to identify a particular data segment in a hierarchical structure	M AN 1/12
	HL02	734	**Hierarchical Parent ID Number** Identification number of the next higher hierarchical data segment that the data segment being described is subordinate to.	O AN 1/12

| **Must Use** | **HL03** | **735** | **Hierarchical Level Code** | **M   ID 1/2** |

Code defining the characteristic of a level in a hierarchical structure

    1   Service/Billing Provider
                Code identifying the telecommunications company providing service/billing

    4   Group
                Code identifying a group of charges on the bill

    9   Line Detail
                Code identifying the supporting detail associated with the charge or group

| | **HL04** | **736** | **Hierarchical Child Code** | **O   ID 1/1** |

Code indicating if there are hierarchical child data segments subordinate to the level being described

Refer to 004010 Data Element Dictionary for acceptable code values.

Segment: **LX** Assigned Number
Position: 020
Loop: LX   Optional
Level: Detail:
Usage: Optional
Max Use: 1
Purpose: To reference a line number in a transaction set
Syntax Notes:
Semantic Notes:
Comments:
Notes: The LX loop is used at HL 9; with one LX loop used for each FHA Case No. contained in the PER.

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
Must Use LX01	554	**Assigned Number**	**M N0 1/6**
		Number assigned for differentiation within a transaction set	

Segment: **REF** Reference Identification
Position: 050
Loop: LX   Optional
Level: Detail:
Usage: Optional
Max Use: >1
Purpose: To specify identifying information
Syntax Notes: 1 At least one of REF02 or REF03 is required.
2 If either C04003 or C04004 is present, then the other is required.
3 If either C04005 or C04006 is present, then the other is required.
Semantic Notes: 1 REF04 contains data relating to the value cited in REF02.
Comments:

Data Element Summary

	Ref.	Data	
Des.	Element	Name	Attributes
Must Use	REF01	128	Reference Identification Qualifier	M ID 2/3

Code qualifying the Reference Identification
Refinance (Old) Case No.: YA
Refi. Authorization No.: BB
Remitting Mortgagee: YU

BB	Authorization Number	
	Proves that permission was obtained to provide a service	
YA	Prior Certificate Number	
YU	Payor Identification	
Z8	Federal Housing Administration Case Number	
	The unique loan number assigned by the Federal Housing Administration (FHA) to each FHA loan	

	REF02	127	Reference Identification	X AN 1/30

Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier

	REF03	352	Description	X AN 1/80

A free-form description to clarify the related data elements and their content

	REF04	C040	Reference Identifier	O

To identify one or more reference numbers or identification numbers as specified by the Reference Qualifier

Must Use	C04001	128	Reference Identification Qualifier	M ID 2/3

Code qualifying the Reference Identification
Refer to 004010 Data Element Dictionary for acceptable code values.

Must Use	**C04002**	**127**	**Reference Identification**	**M**	**AN 1/30**

Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier

C04003	**128**	**Reference Identification Qualifier**	**X**	**ID 2/3**

Code qualifying the Reference Identification
Refer to 004010 Data Element Dictionary for acceptable code values.

C04004	**127**	**Reference Identification**	**X**	**AN 1/30**

Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier

C04005	**128**	**Reference Identification Qualifier**	**X**	**ID 2/3**

Code qualifying the Reference Identification
Refer to 004010 Data Element Dictionary for acceptable code values.

C04006	**127**	**Reference Identification**	**X**	**AN 1/30**

Reference information as defined for a particular Transaction Set or as specified by the Reference Identification Qualifier

Segment:	**AMT** Monetary Amount
Position:	060
Loop:	LX Optional
Level:	Detail:
Usage:	Optional
Max Use:	5
Purpose:	To indicate the total monetary amount
Syntax Notes:	
Semantic Notes:	
Comments:	
Notes:	This AMT segment indicates amounts due for the FHA Case No. in this HL 9/LX loop.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**AMT01**	**522**	**Amount Qualifier Code**	**M ID 1/3**

Code to qualify amount
Total Late Fees Due: BD
Total Accounts Receivable Premium: P3
Total Accounts Receivable Late and Interest: JA

BD	Balance Due	
BV	Uncollected Interest	
JA	Assessment	
P6	Premium Due	

	Ref. Des.	Data Element	Name	Attributes
Must Use	**AMT02**	**782**	**Monetary Amount**	**M R 1/18**

Monetary amount

	Ref. Des.	Data Element	Name	Attributes
	AMT03	**478**	**Credit/Debit Flag Code**	**O ID 1/1**

Code indicating whether amount is a credit or debit
Refer to 004010 Data Element Dictionary for acceptable code values.

Segment:	**DTM** Date/Time Reference		
Position:	070		
Loop:	LX Optional		
Level:	Detail:		
Usage:	Optional		
Max Use:	8		
Purpose:	To specify pertinent dates and times		
Syntax Notes:	**1** At least one of DTM02 DTM03 or DTM05 is required.		
	2 If DTM04 is present, then DTM03 is required.		
	3 If either DTM05 or DTM06 is present, then the other is required.		
Semantic Notes:			
Comments:			

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
Must Use DTM01	**374**	**Date/Time Qualifier**	**M ID 3/3**
		Code specifying type of date or time, or both date and time	
		146 Closing Date	
DTM02	**373**	**Date**	**X DT 8/8**
		Date expressed as CCYYMMDD	
DTM03	**337**	**Time**	**X TM 4/8**
		Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)	
DTM04	**623**	**Time Code**	**O ID 2/2**
		Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and M in the codes that follow	
		Refer to 004010 Data Element Dictionary for acceptable code values.	
DTM05	**1250**	**Date Time Period Format Qualifier**	**X ID 2/3**
		Code indicating the date format, time format, or date and time format	
		D8 Date Expressed in Format CCYYMMDD	
DTM06	**1251**	**Date Time Period**	**X AN 1/35**
		Expression of a date, a time, or range of dates, times or dates and times	

Electronic Data Interchange

Segment:	**NM1** Individual or Organizational Name		
Position:	110		
Loop:	NM1	Optional	
Level:	Detail:		
Usage:	Optional		
Max Use:	1		
Purpose:	To supply the full name of an individual or organizational entity		
Syntax Notes:	**1**	If either NM108 or NM109 is present, then the other is required.	
	2	If NM111 is present, then NM110 is required.	
Semantic Notes:	**1**	NM102 qualifies NM103.	
Comments:	**1**	NM110 and NM111 further define the type of entity in NM101.	
Notes:	This segment identifies the service provider, HUD, and is used at HL 1.		

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	**NM101**	**98**	**Entity Identifier Code**	**M**	**ID 2/3**
			Code identifying an organizational entity, a physical location, property or an individual		
			MH Mortgage Insurer		
Must Use	**NM102**	**1065**	**Entity Type Qualifier**	**M**	**ID 1/1**
			Code qualifying the type of entity		
			2 Non-Person Entity		
	NM103	**1035**	**Name Last or Organization Name**	**O**	**AN 1/35**
			Individual last name or organizational name		
	NM104	**1036**	**Name First**	**O**	**AN 1/25**
			Individual first name		
	NM105	**1037**	**Name Middle**	**O**	**AN 1/25**
			Individual middle name or initial		
	NM106	**1038**	**Name Prefix**	**O**	**AN 1/10**
			Prefix to individual name		
	NM107	**1039**	**Name Suffix**	**O**	**AN 1/10**
			Suffix to individual name		
	NM108	**66**	**Identification Code Qualifier**	**X**	**ID 1/2**
			Code designating the system/method of code structure used for Identification Code (67)		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	NM109	**67**	**Identification Code**	**X**	**AN 2/80**
			Code identifying a party or other code		
	NM110	**706**	**Entity Relationship Code**	**X**	**ID 2/2**
			Code describing entity relationship		
			Refer to 004010 Data Element Dictionary for acceptable code values.		
	NM111	**98**	**Entity Identifier Code**	**O**	**ID 2/3**
			Code identifying an organizational entity, a physical location, property		

or an individual
Refer to 004010 Data Element Dictionary for acceptable code values.

Segment:	**IT1** Baseline Item Data (Invoice)
Position:	210
Loop:	IT1 Optional
Level:	Detail:
Usage:	Optional
Max Use:	1
Purpose:	To specify the basic and most frequently used line item data for the invoice and related transactions

Syntax Notes:
1. If any of IT102 IT103 or IT104 is present, then all are required.
2. If either IT106 or IT107 is present, then the other is required.
3. If either IT108 or IT109 is present, then the other is required.
4. If either IT110 or IT111 is present, then the other is required.
5. If either IT112 or IT113 is present, then the other is required.
6. If either IT114 or IT115 is present, then the other is required.
7. If either IT116 or IT117 is present, then the other is required.
8. If either IT118 or IT119 is present, then the other is required.
9. If either IT120 or IT121 is present, then the other is required.
10. If either IT122 or IT123 is present, then the other is required.
11. If either IT124 or IT125 is present, then the other is required.

Semantic Notes:
1. IT101 is the purchase order line item identification.

Comments:
1. Element 235/234 combinations should be interpreted to include products and/or services. See the Data Dictionary for a complete list of IDs.
2. IT106 through IT125 provide for ten different product/service IDs for each item. For example: Case, Color, Drawing No., U.P.C. No., ISBN No., Model No., or SKU.

Notes: The IT1 segment will be used once for each transaction set, at HL 4.

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
IT101	350	**Assigned Identification** Alphanumeric characters assigned for differentiation within a transaction set	**O AN 1/20**
IT102	358	**Quantity Invoiced** Number of units invoiced (supplier units) The number entered will always be 1.	**X R 1/10**
IT103	355	**Unit or Basis for Measurement Code** Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken M4 Monetary Value	**X ID 2/2**
IT104	212	**Unit Price** Price per unit of product, service, commodity, etc. The total of all line items will be transmitted here.	**X R 1/17**
IT105	639	**Basis of Unit Price Code** Code identifying the type of unit price for an item Refer to 004010 Data Element Dictionary for acceptable code values.	**O ID 2/2**

Electronic Data Interchange

IT106   **235**   **Product/Service ID Qualifier**   **X**   **ID 2/2**
Code identifying the type/source of the descriptive number used in
Product/Service ID (234)
Refer to 004010 Data Element Dictionary for acceptable code values.

IT107   **234**   **Product/Service ID**   **X**   **AN 1/48**
Identifying number for a product or service

IT108   **235**   **Product/Service ID Qualifier**   **X**   **ID 2/2**
Code identifying the type/source of the descriptive number used in
Product/Service ID (234)
Refer to 004010 Data Element Dictionary for acceptable code values.

IT109   **234**   **Product/Service ID**   **X**   **AN 1/48**
Identifying number for a product or service

IT110   **235**   **Product/Service ID Qualifier**   **X**   **ID 2/2**
Code identifying the type/source of the descriptive number used in
Product/Service ID (234)
Refer to 004010 Data Element Dictionary for acceptable code values.

IT111   **234**   **Product/Service ID**   **X**   **AN 1/48**
Identifying number for a product or service

IT112   **235**   **Product/Service ID Qualifier**   **X**   **ID 2/2**
Code identifying the type/source of the descriptive number used in
Product/Service ID (234)
Refer to 004010 Data Element Dictionary for acceptable code values.

IT113   **234**   **Product/Service ID**   **X**   **AN 1/48**
Identifying number for a product or service

IT114   **235**   **Product/Service ID Qualifier**   **X**   **ID 2/2**
Code identifying the type/source of the descriptive number used in
Product/Service ID (234)
Refer to 004010 Data Element Dictionary for acceptable code values.

IT115   **234**   **Product/Service ID**   **X**   **AN 1/48**
Identifying number for a product or service

IT116   **235**   **Product/Service ID Qualifier**   **X**   **ID 2/2**
Code identifying the type/source of the descriptive number used in
Product/Service ID (234)
Refer to 004010 Data Element Dictionary for acceptable code values.

IT117   **234**   **Product/Service ID**   **X**   **AN 1/48**
Identifying number for a product or service

IT118   **235**   **Product/Service ID Qualifier**   **X**   **ID 2/2**
Code identifying the type/source of the descriptive number used in
Product/Service ID (234)
Refer to 004010 Data Element Dictionary for acceptable code values.

IT119   **234**   **Product/Service ID**   **X**   **AN 1/48**
Identifying number for a product or service

IT120   **235**   **Product/Service ID Qualifier**   **X**   **ID 2/2**
Code identifying the type/source of the descriptive number used in
Product/Service ID (234)
Refer to 004010 Data Element Dictionary for acceptable code values.

IT121	**234**	**Product/Service ID**	**X**	**AN 1/48**

Identifying number for a product or service

IT122	**235**	**Product/Service ID Qualifier**	**X**	**ID 2/2**

Code identifying the type/source of the descriptive number used in Product/Service ID (234)

Refer to 004010 Data Element Dictionary for acceptable code values.

IT123	**234**	**Product/Service ID**	**X**	**AN 1/48**

Identifying number for a product or service

IT124	**235**	**Product/Service ID Qualifier**	**X**	**ID 2/2**

Code identifying the type/source of the descriptive number used in Product/Service ID (234)

Refer to 004010 Data Element Dictionary for acceptable code values.

IT125	**234**	**Product/Service ID**	**X**	**AN 1/48**

Identifying number for a product or service

Segment:	**III** Information
Position:	670
Loop:	III Optional
Level:	Detail:
Usage:	Optional
Max Use:	1
Purpose:	To report information
Syntax Notes:	**1** If either III01 or III02 is present, then the other is required.
	2 If III03 is present, then at least one of III04 or III05 is required.
Semantic Notes:	**1** III03 is used to categorize III04.
Comments:	
Notes:	The III loop is used to transmit information about the FHA Case No. in the preceding LX loop.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Not Used	III01	1270	**Code List Qualifier Code**	X	**ID 1/3**

Code identifying a specific industry code list
Refer to 004010 Data Element Dictionary for acceptable code values.

	Ref. Des.	Data Element	Name	Attributes	
Not Used	III02	1271	**Industry Code**	X	**AN 1/30**

Code indicating a code from a specific industry code list

	Ref. Des.	Data Element	Name	Attributes	
	III03	1136	**Code Category**	O	**ID 2/2**

Specifies the situation or category to which the code applies

Schedule No.: A7
Refund Items: 28

    28   Loan Information
    A7   Source of Data

	Ref. Des.	Data Element	Name	Attributes	
	III04	933	**Free-Form Message Text**	X	**AN 1/264**

Free-form message text

When III03 contains code A7, a schedule number in III04 indicates payment history data and the letters SUM indicate remittance summary data.

	Ref. Des.	Data Element	Name	Attributes	
	III05	380	**Quantity**	X	**R 1/15**

Numeric value of quantity

	Ref. Des.	Data Element	Name	Attributes	
	III06	C001	**Composite Unit of Measure**	O	

To identify a composite unit of measure (See Figures Appendix for examples of use)

	Ref. Des.	Data Element	Name	Attributes	
Must Use	C00101	355	**Unit or Basis for Measurement Code**	M	**ID 2/2**

Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken
Refer to 004010 Data Element Dictionary for acceptable code values.

C00102	**1018**	**Exponent**	**O**	**R 1/15**
		Power to which a unit is raised		
C00103	**649**	**Multiplier**	**O**	**R 1/10**
		Value to be used as a multiplier to obtain a new value		
C00104	**355**	**Unit or Basis for Measurement Code**	**O**	**ID 2/2**
		Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken		
		Refer to 004010 Data Element Dictionary for acceptable code values.		
C00105	**1018**	**Exponent**	**O**	**R 1/15**
		Power to which a unit is raised		
C00106	**649**	**Multiplier**	**O**	**R 1/10**
		Value to be used as a multiplier to obtain a new value		
C00107	**355**	**Unit or Basis for Measurement Code**	**O**	**ID 2/2**
		Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken		
		Refer to 004010 Data Element Dictionary for acceptable code values.		
C00108	**1018**	**Exponent**	**O**	**R 1/15**
		Power to which a unit is raised		
C00109	**649**	**Multiplier**	**O**	**R 1/10**
		Value to be used as a multiplier to obtain a new value		
C00110	**355**	**Unit or Basis for Measurement Code**	**O**	**ID 2/2**
		Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken		
		Refer to 004010 Data Element Dictionary for acceptable code values.		
C00111	**1018**	**Exponent**	**O**	**R 1/15**
		Power to which a unit is raised		
C00112	**649**	**Multiplier**	**O**	**R 1/10**
		Value to be used as a multiplier to obtain a new value		
C00113	**355**	**Unit or Basis for Measurement Code**	**O**	**ID 2/2**
		Code specifying the units in which a value is being expressed, or manner in which a measurement has been taken		
		Refer to 004010 Data Element Dictionary for acceptable code values.		
C00114	**1018**	**Exponent**	**O**	**R 1/15**
		Power to which a unit is raised		
C00115	**649**	**Multiplier**	**O**	**R 1/10**
		Value to be used as a multiplier to obtain a new value		
III07	**752**	**Surface/Layer/Position Code**	**O**	**ID 2/2**
		Code indicating the product surface, layer or position that is being described		
		Refer to 004010 Data Element Dictionary for acceptable code values.		
III08	**752**	**Surface/Layer/Position Code**	**O**	**ID 2/2**
		Code indicating the product surface, layer or position that is being described		
		Refer to 004010 Data Element Dictionary for acceptable code values.		
III09	**752**	**Surface/Layer/Position Code**	**O**	**ID 2/2**
		Code indicating the product surface, layer or position that is being		

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described

Refer to 004010 Data Element Dictionary for acceptable code values.

Segment: **DTP** Date or Time or Period
Position: 680
Loop: III   Optional
Level: Detail:
Usage: Optional
Max Use: 5
Purpose: To specify any or all of a date, a time, or a time period
Syntax Notes:
Semantic Notes: **1**   DTP02 is the date or time or period format that will appear in DTP03.
Comments:

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	DTP01	374	**Date/Time Qualifier**	M ID 3/3

Code specifying type of date or time, or both date and time
Endorsement Date: 045
Payment Date: 050

    045   Endorsement Date
    050   Received

	Ref. Des.	Data Element	Name	Attributes
Must Use	DTP02	1250	**Date Time Period Format Qualifier**	M ID 2/3

Code indicating the date format, time format, or date and time format
    D8   Date Expressed in Format CCYYMMDD

	Ref. Des.	Data Element	Name	Attributes
Must Use	DTP03	1251	**Date Time Period**	M AN 1/35

Expression of a date, a time, or range of dates, times or dates and times

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Segment: **AMT** Monetary Amount
Position: 690
Loop: III   Optional
Level: Detail:
Usage: Optional
Max Use: 5
Purpose: To indicate the total monetary amount
Syntax Notes:
Semantic Notes:
Comments:

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
Must Use AMT01	**522**	**Amount Qualifier Code**	**M ID 1/3**

Code to qualify amount
Premium Received: P3
Late Charge Received: P
Interest Received: I
Total Payment: KL
Total Premium Received: TP
Total Late Charges Rec'd: FO
Total Penalty Int. Rec'd: TX
Total Amt. to Endorse: SB
Total Refunded Amt.: RC
Total Adjusted Amt.: AD
Total Refi Credit Amt. Avail.: PD
Total Premium Available: PC

AD	Adjusted Total	
FO	Fees Paid	
I	Interest	
KL	Collected Amount	
P	Penalty	
P3	Premium Amount	
	The periodic payment required to keep a policy in force	
PC	Positive Collected Balance	
PD	Credit	
RC	Refund Check	
SB	Stated Amount	
TP	Total payment amount	
TX	Total to Date	

Ref. Des.	Data Element	Name	Attributes
Must Use AMT02	**782**	**Monetary Amount**	**M R 1/18**
		Monetary amount	
AMT03	**478**	**Credit/Debit Flag Code**	**O ID 1/1**

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Code indicating whether amount is a credit or debit
Refer to 004010 Data Element Dictionary for acceptable code values.

Segment:	**LQ** Industry Code
Position:	710
Loop:	LQ Optional
Level:	Detail:
Usage:	Optional
Max Use:	1
Purpose:	Code to transmit standard industry codes
Syntax Notes:	**1** If LQ01 is present, then LQ02 is required.
Semantic Notes:	
Comments:	
Notes:	This segment is used to transmit the total amount of charges contained in this transaction set.

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
LQ01	**1270**	**Code List Qualifier Code**	**O ID 1/3**
		Code identifying a specific industry code list	
		Refer to 004010 Data Element Dictionary for acceptable code values.	
LQ02	**1271**	**Industry Code**	**X AN 1/30**
		Code indicating a code from a specific industry code list	
		Codes and definitions are provided on the pages following this data mapping guide.	

Segment:	**TDS** Total Monetary Value Summary
Position:	010
Loop:	
Level:	Summary:
Usage:	Mandatory
Max Use:	1
Purpose:	To specify the total invoice discounts and amounts
Syntax Notes:	
Semantic Notes:	1 TDS01 is the total amount of invoice (including charges, less allowances) before terms discount (if discount is applicable).
	2 TDS02 indicates the amount upon which the terms discount amount is calculated.
	3 TDS03 is the amount of invoice due if paid by terms discount due date (total invoice or installment amount less cash discount).
	4 TDS04 indicates the total amount of terms discount.
Comments:	1 TDS02 is required if the dollar value subject to discount is not equal to the dollar value of TDS01.
Notes:	This segment is used to transmit the total amount of charges contained in this transaction set.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	**TDS01**	**610**	**Amount**	**M**	**N2 1/15**
			Monetary amount		
	TDS02	**610**	**Amount**	**O**	**N2 1/15**
			Monetary amount		
	TDS03	**610**	**Amount**	**O**	**N2 1/15**
			Monetary amount		
	TDS04	**610**	**Amount**	**O**	**N2 1/15**
			Monetary amount		

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Segment: **SE** **Transaction Set Trailer**
Position: 120
Loop:
Level: Summary:
Usage: Mandatory
Max Use: 1
Purpose: To indicate the end of the transaction set and provide the count of the transmitted segments (including the beginning (ST) and ending (SE) segments)

Syntax Notes:
Semantic Notes:
Comments: **1** SE is the last segment of each transaction set.
Notes: The SE segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	SE01	96	**Number of Included Segments**	**M N0 1/10**
			Total number of segments included in a transaction set including ST and SE segments	
Must Use	SE02	329	**Transaction Set Control Number**	**M AN 4/9**
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set	
			NOTE: The control number is assigned by the sender. It should be sequential within the functional group to aid in error recovery and research. The control number in the SE segment (SE02) must be identical to the control number in the ST segment (ST02) for each transaction.	

Electronic Data Interchange

PREMIUM ENDORSEMENT REPORT
MESSAGE CODES

CODE	MESSAGE TEXT
ICN	Invalid Case Number not found in SFPCS.
IMI	Invalid Mortgagee ID not found in IMF.
CCR	Cannot modify Case Number. Case previously submitted for Refi.
CE	Cannot modify case information. Case is endorsed.
MIM	Which mortgagee is the current mortgagee? Payment received from?
CDM	Case Closing Date in SFPCS does not match transaction's Closing Date.
NCR	Cannot modify case Refi Authorization Number.
MRV	Refi Case Number and Refi Authorization Number needed to create Refi.
ECD	Cannot modify Closing Date. Date prior to receipt of non-zero payment.
CAE	Cannot modify Case Number to an existing SFPCS Case Number.
CID	CHUMS determined invalid Closing Date value.
CML	Transaction caused MIP amount in CHUMS to be too low for endorsement.
AIC	A43 determined new Case Number invalid.
CHC	CHUMS determined Case Number invalid. Case is a HECM Case Number.
CCD	CHUMS determined invalid Case Number due to invalid check digit.
CCP	CHUMS determined invalid Case Number due to invalid prefix.

CODE	MESSAGE TEXT
CRC	Cannot modify Refi Case Number. Case previously submitted as Refi.
RAE	Cannot re-create Refi transaction. Case previously submitted for Refi.
AID	A43 determined Closing Date prior to endorse date of Refi case.
ICC	CHUMS determined invalid Case Number.

AIR   A43 determined Refi Case Number invalid.

ACN   A43 determined Case Number and Refi Authorization Number were invalid.

ARN   A43 determined Refi Case Number and Refi Authorization Number invalid.

AAF   A43 determined all Refi fields were invalid.

OCN   Case has changed from Case Number to New Case Number:

MIM   Mortgagee on record in SFPCS is:

MFS   Cannot modify Case Number. Must correct all suspensions.

ICD   The Closing Date on payment received is invalid.

CMC   CHUMS determined invalid Case Number because case is model Case Number.

ADA   A43 determined new case has a receivable which needs to be satisfied.

APC   Case has problem in A43. Contact SFIS concerning case.

MFC   Must fix ICN suspension before it is sent to CHUMS.

CHR   Cannot modify Case Number because refunds have been processed.

CHA   Cannot modify Case Number because adjustments have been processed.